

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, August 27, 2007 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 38-2007 Edison Crossing (162 Long Road): A request for a change of zoning from a “NU” Non-Urban District to a “PC” Planned Commercial district for an approximately 11.4 acre parcel of land located at 162 Long Road, at the intersection of Long Road and Edison Avenue. (17U120201)

Permitted Uses:

- (b) Animal hospitals, veterinary clinics, ~~and kennels.~~
- (e) Associated work and storage areas required by a business, firm, or service to carry on business operations.
- (f) Auditoriums, churches, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly.
- (h) Barber shops and beauty parlors.
- (i) Bookstores.
- (k) Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
- (n) Colleges and universities.
- (o) Dry cleaning drop-off and pick-up stations.
- (p) Filling stations, ~~including emergency towing and repair services,~~ provided that no automobile, truck, or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.
- (q) Film drop-off and pick-up stations.
- (s) Financial institutions.
- (x) Medical and dental offices.
- (z) Offices and office buildings.
- (dd) ~~Police, fire, and postal stations.~~
- (gg) Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
- (hh) Restaurant, fast food.
- (ii) Restaurant, sit down.
- (kk) Sales, rental, and leasing of new and used vehicles, including automobile, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
- (mm) Schools for business, professional, or technical training, but not including outdoor area for driving or heavy equipment training.
- (nn) Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (qq) Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- (vv) Vehicle service centers for automobiles.

Ancillary Uses:

- (g) Automatic vending facilities for:
 - (i) Ice and solid carbon dioxide (dry ice);
 - (ii) Beverages;

(iii) Confections.

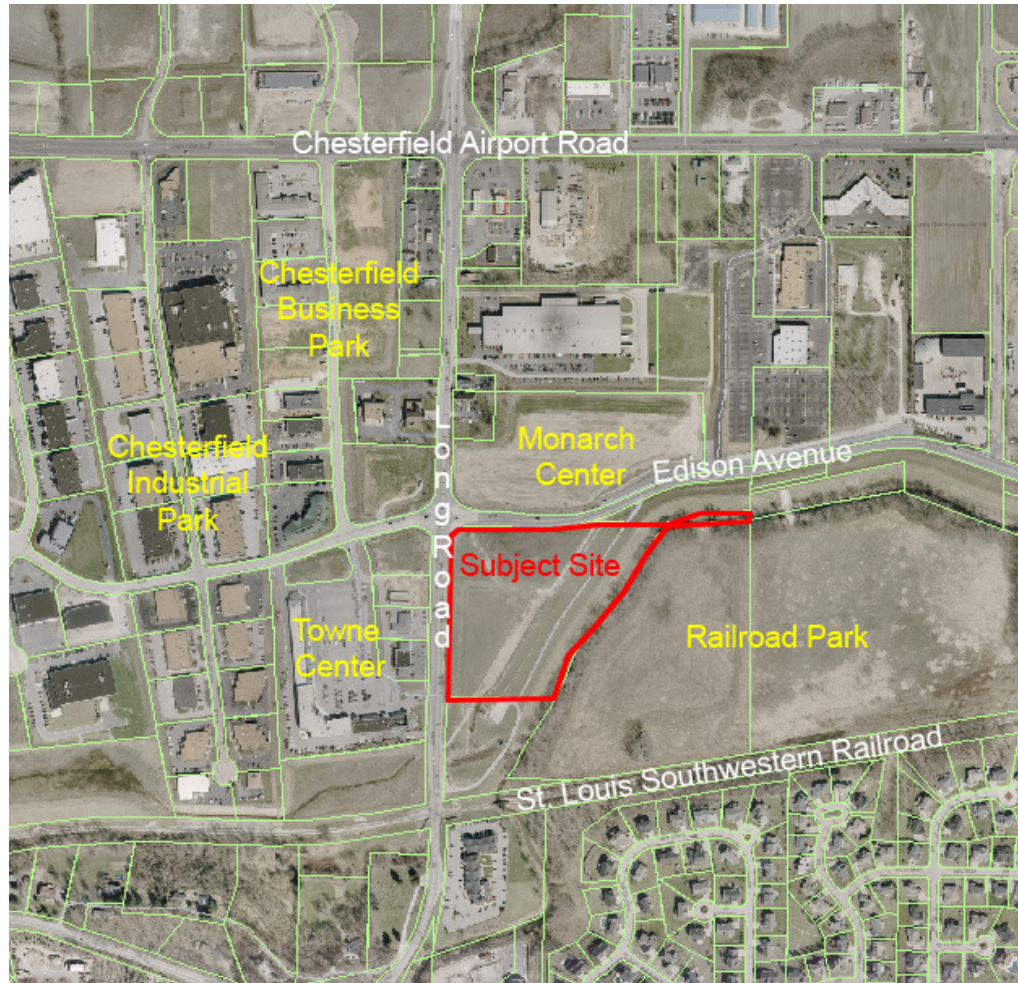
(l) Cafeterias for employees and guests only.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at jyackley@chesterfield.mo.us

CITY OF CHESTERFIELD

Maurice Hirsch, Jr., Chair

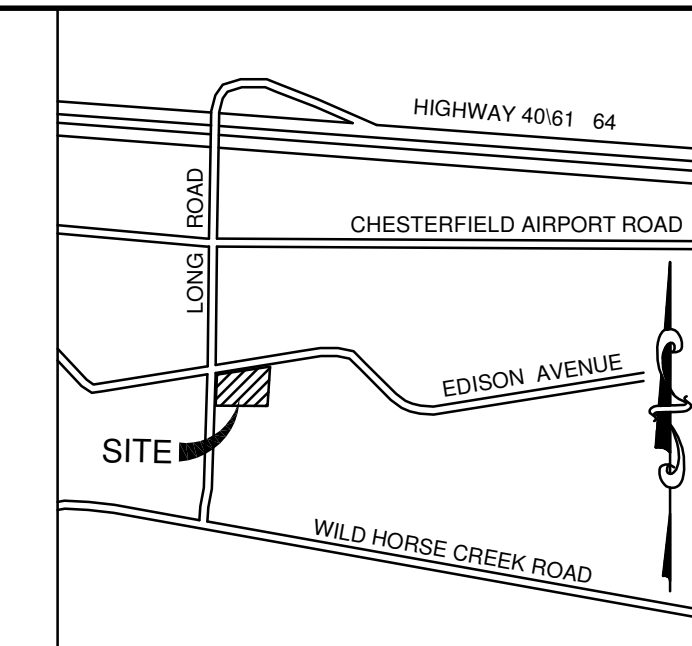
Chesterfield Planning Commission



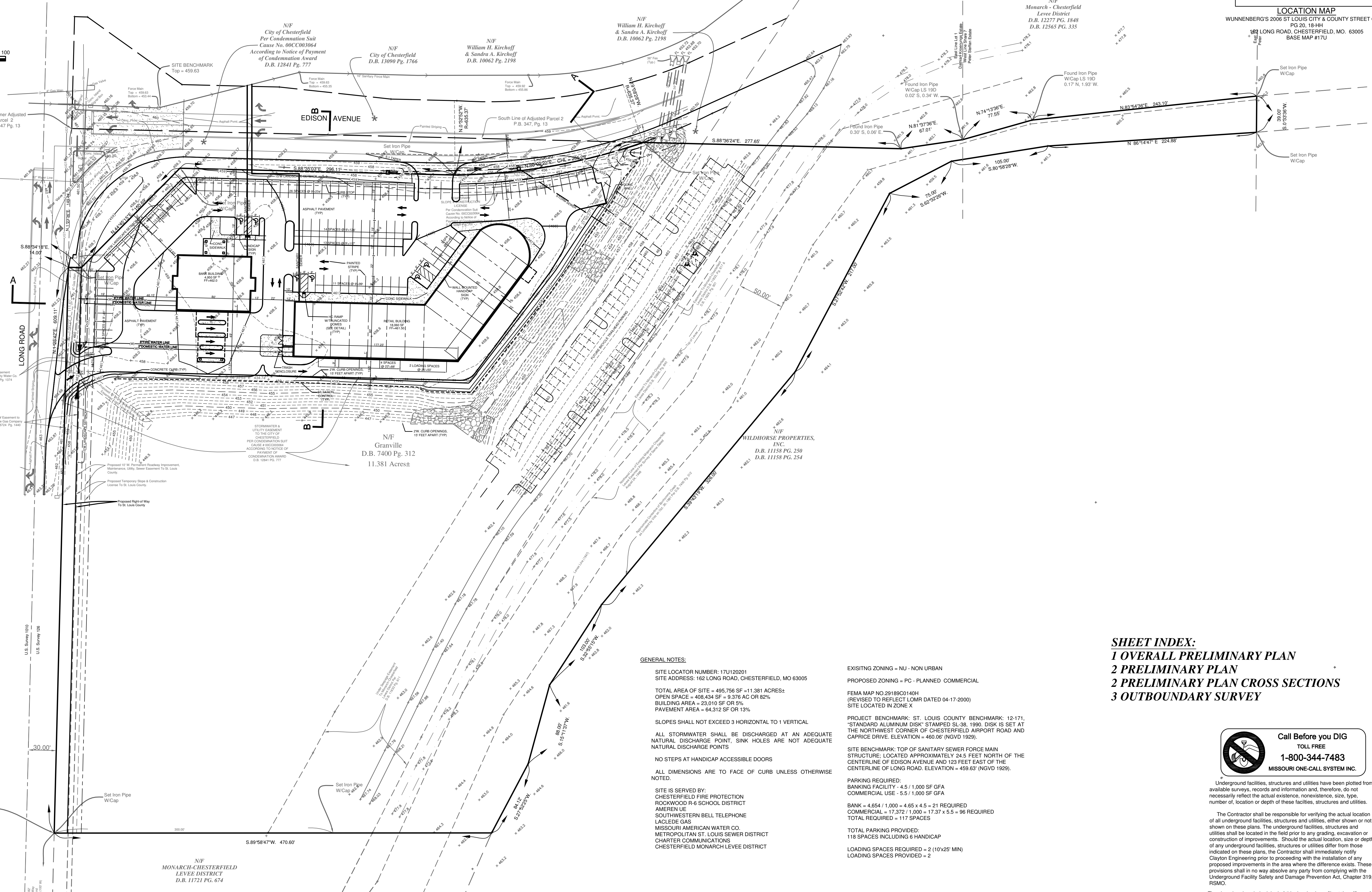
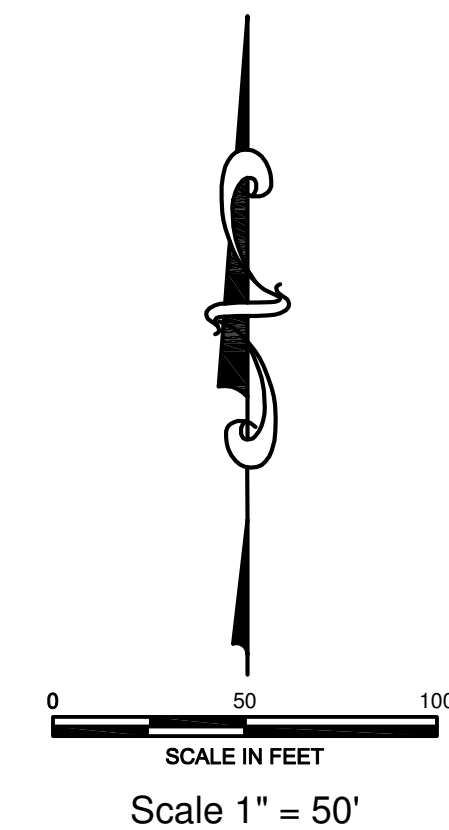
Description of Property

A tract of land being part of property conveyed to Granville, a limited partnership, by deed recorded in Deed Book 7400, Page 312 of the St. Louis County Records being part of Lot 1 of the Subdivision in Partition of the Damian Kroenungs Estate according to the plat accompanying Commissioner's Report recorded in Plat Book 5, Page 28 of the St. Louis County Records and part of Share 7 of the Subdivision in Partition of the Peter Steffan Estate according to the plat accompanying Commissioners Report recorded in Deed Book 80, Page 457 of the St. Louis County Records, situated in U.S. Survey 126, Township 45 North, Range 4 East, in the City of Chesterfield, St. Louis County Missouri.

A TRACT OF LAND BEING PART OF THE
 SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF
 SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
 IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 11800 WESTLINE INDUSTRIAL DRIVE
 ST. LOUIS, MISSOURI 63046
 (314) 962-8686 FAX: (314) 962-8686
 clayton@ce.com



- ABBREVIATIONS:**
- A - Area Inlet
 - B/B - Back to Back
 - CB - Catch Basin
 - CS - Chord Bearing
 - CI - Curb Inlet
 - CM - Compacted Metal Pipe
 - Conc - Concrete
 - CTV - Cable Television
 - CSB - Double Catch Basin
 - DPL(N) - Drop Pipe from North
 - DF - Double from Pipe
 - E - Electric
 - F/F - Face to Face
 - FES - Flared End Section
 - FF - Finish Floor
 - G - Gully Inlet
 - GM - Grade Manhole
 - L - Length of Curve
 - Man - Manhole
 - N/V - Now or Formerly
 - OE - Overhead Electric
 - OE - Overhead Telephone
 - PS - Post Book
 - PL - Property Line
 - P/C - Private/Charlie Pipe
 - R - Radius
 - R/W - Right of Way
 - RCP - Reinforced Concrete Pipe
 - T - To Be Retained
 - TBR - To Be Removed & Replaced
 - Typ - Typical
 - UGF - Underground Electric
 - UGFO - Underground Fiber Optic
 - UGT - Underground Telephone
 - UP - Use in Place / Use in Place
 - WCP - Walled City Pipe
 - W - Water Service

GENERAL NOTES:

SITE LOCATOR NUMBER: 17U120201
 SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005

EXISTING ZONING = NU - NON URBAN
 PROPOSED ZONING = PC - PLANNED COMMERCIAL

FEMA MAP NO 29189C0140H
 STRUCTURE LOCATED APPROXIMATELY 24.5 FEET NORTH OF THE
 NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND
 CAPRICE DRIVE. ELEVATION = 460.06 (NGVD 1929).

PROJECT BENCHMARK: ST. LOUIS COUNTY BENCHMARK: 12-171,
 "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT
 THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND
 CAPRICE DRIVE. ELEVATION = 460.06 (NGVD 1929).

SITE BENCHMARK: TOP OF SANITARY SEWER FORCE MAIN
 STRUCTURE, LOCATED APPROXIMATELY 24.5 FEET NORTH OF THE
 CENTERLINE OF EDISON AVENUE AND 123 FEET EAST OF THE
 CENTERLINE OF LONG ROAD. ELEVATION = 459.63 (NGVD 1929).

PARKING REQUIRED:
 BANKING FACILITY - 4.5 / 1,000 SF GFA
 COMMERCIAL USE - 5.5 / 1,000 SF GFA

BANK = 4.654 / 1,000 = 4.65 x 4.5 = 21 REQUIRED
 COMMERCIAL = 17.372 / 1,000 = 17.37 x 5.5 = 96 REQUIRED
 TOTAL REQUIRED = 117 SPACES

TOTAL PARKING PROVIDED:
 118 SPACES INCLUDING 6 HANDICAP

LOADING SPACES REQUIRED = 2 (10'x25' MIN)
 LOADING SPACES PROVIDED = 2

NO STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE
 NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE
 NATURAL DISCHARGE POINTS

NO STEPS AT HANDICAP ACCESSIBLE DOORS

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE
 NOTED.

SITE IS SERVED BY:
 CHESTERFIELD FIRE PROTECTION
 ROCKWOOD R-6 SCHOOL DISTRICT
 AMERIEN UE
 SOUTHWESTERN BELL TELEPHONE
 LACLEDE GAS
 MISSOURI AMERICAN WATER CO.
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 CHARTER COMMUNICATIONS
 CHESTERFIELD MONARCH LEVEE DISTRICT

SHEET INDEX:
 1 OVERALL PRELIMINARY PLAN
 2 PRELIMINARY PLAN
 2 PRELIMINARY PLAN CROSS SECTIONS
 3 OUTBOUNDARY SURVEY

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Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, or location or depth of these facilities, structures and utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation or construction of improvements. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

Prepared for:

EDISON CROSSING LLC
 c/o Ed Holthaus Realty
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117

PRELIMINARY PLAN
EDISON CROSSING

NO.	DATE	BY	DESCRIPTION
1	06-26-07	SLH	REVISED PER CLIENT COMMENTS
2	07-09-07	EAS	REVISED PER CITY COMMENTS
3	07-17-07	EAS	REVISED PER CITY COMMENTS

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 SUR.
 PLOTTED: 8/17/07 10:30 BY: SWG

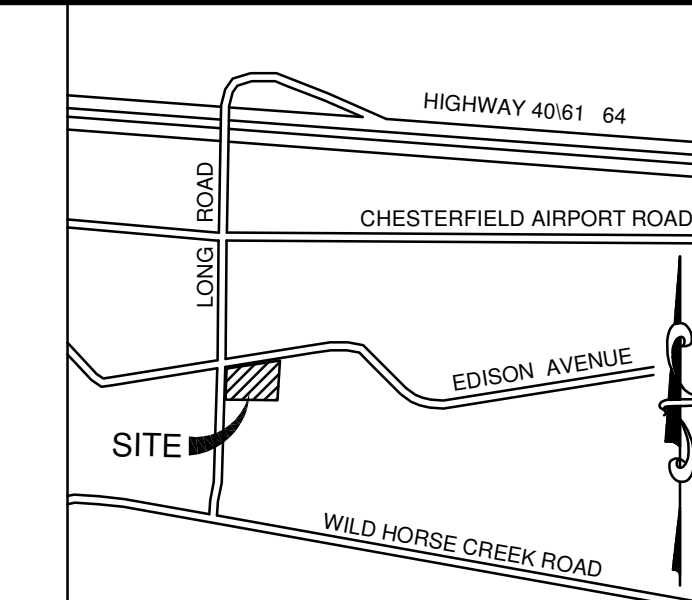
Missouri State Seal

ERIC A SKELTON
 NUMBER
 E-2000150069

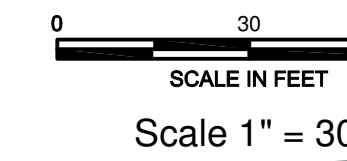
Professional Engineer

Designed	SWO
Drawn	SLH
Checked	EAS
Date	05-31-07
Project Number	07014
Sheet Number	1 of 4

A TRACT OF LAND BEING PART OF LOT 1 OF THE
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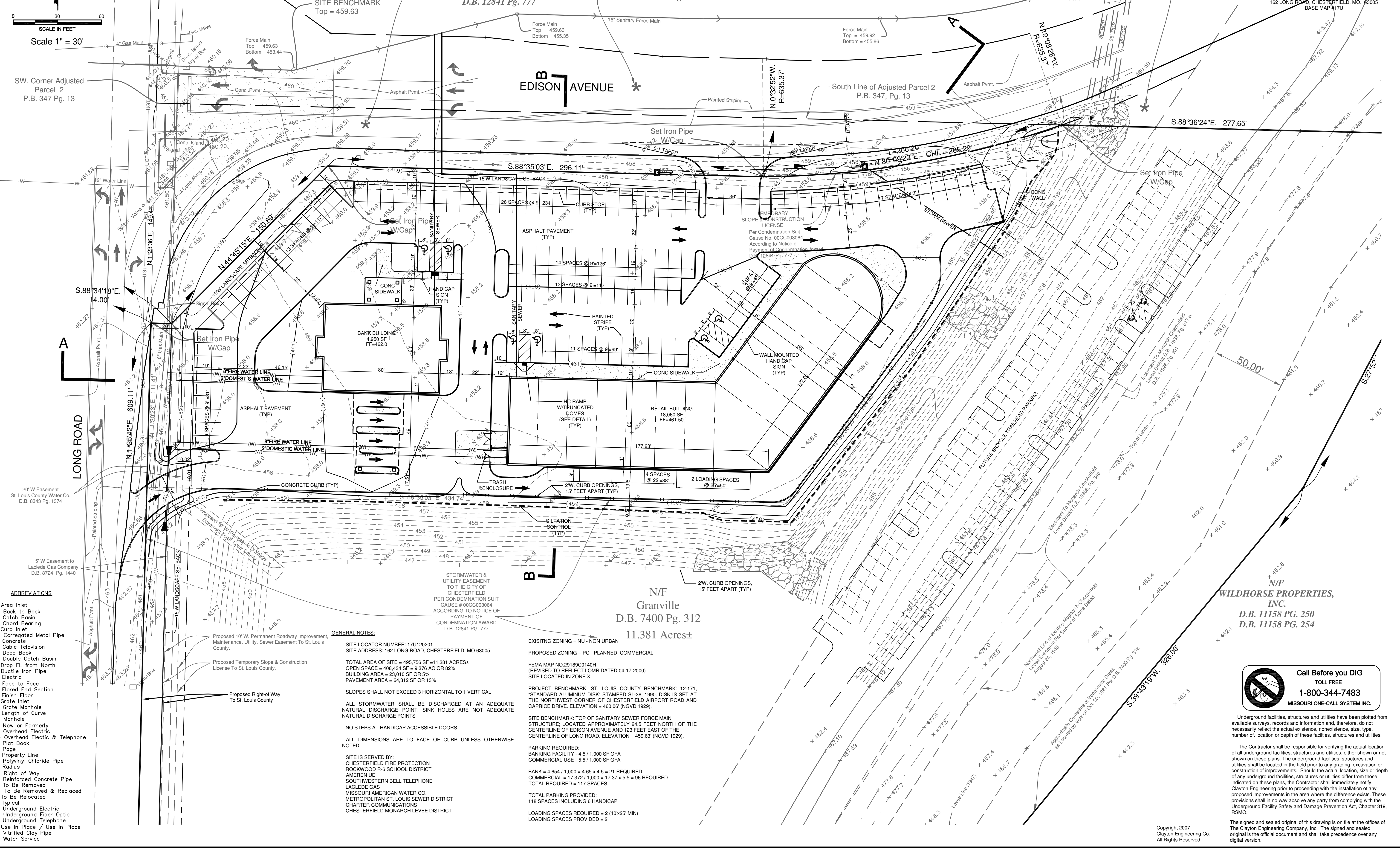
SW. Corner Adjusted Parcel 2 P.B. 347 Pg. 13

N/F City of Chesterfield Per Condemnation Suit Cause No. 00CC003064 According to Notice of Payment of Condemnation Award D.B. 12841 Pg. 777

N/F City of Chesterfield D.B. 13090 Pg. 1766

N/F William H. Kirchoff & Sandra A. Kirchoff D.B. 10062 Pg. 2198

LOCATION MAP
WUNNENBERG'S 2006 ST. LOUIS CITY & COUNTY STREET GUIDE PG 20, 18-HH
162 LONG ROAD, CHESTERFIELD, MO. 63005
BASE MAP 117U



- ABBREVIATIONS**
- AI - Area Inlet
 - B/B - Back to Back
 - CB - Catch Basin
 - ChB - Chord Bearing
 - C - Curb Inlet
 - CMP - Corrugated Metal Pipe
 - Conc - Concrete
 - CTV - Cable Television
 - DB - Deed Book
 - DCB - Double Catch Basin
 - D/N - Drop FL from North
 - DIP - Ductile Iron Pipe
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 - MH - Manhole
 - N/F - Now or Formerly
 - OHE - Overhead Electric
 - OHE&T - Overhead Electric & Telephone
 - PB - Plat Book
 - PG - Page
 - PL - Property Line
 - PVC - Polyvinyl Chloride Pipe
 - R - Radius
 - R/W - Right of Way
 - RCP - Reinforced Concrete Pipe
 - TBR - To Be Removed
 - TBR&R - To Be Removed & Replaced
 - TBRel - To Be Relocated
 - Typ - Typical
 - UGE - Underground Electric
 - UGFO - Underground Fiber Optic
 - UGT - Underground Telephone
 - UIP - Use in Place / Use In Place
 - VCP - Vitriified Clay Pipe
 - W - Water Service

GENERAL NOTES:

SITE LOCATOR NUMBER: 17U12021
SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005

TOTAL AREA OF SITE = 495,756 SF = 11.381 ACRES±
OPEN SPACE = 408,434 SF = 9.376 AC OR 82%
BUILDING AREA = 23,010 SF OR 5%
PAVEMENT AREA = 64,312 SF OR 13%

SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL

ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS

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SOUTHWESTERN BELL TELEPHONE
LACLEDE GAS
MISSOURI AMERICAN WATER CO.
METROPOLITAN ST. LOUIS SEWER DISTRICT
CHESTERFIELD MONARCH LEVEE DISTRICT

EXISTING ZONING = NU - NON URBAN
PROPOSED ZONING = PC - PLANNED COMMERCIAL

FEMA MAP NO. 23189C0140H
(REVISED TO REFLECT LOMR DATED 04-17-2000)
SITE LOCATED IN ZONE X

PROJECT BENCHMARK: ST. LOUIS COUNTY BENCHMARK: 12-171; 'STANDARD ALUMINUM DISK' STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE. ELEVATION = 460.06' (NGVD 1929).

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REVISIONS

NO.	DATE	REVISION
1	07-17-07	REVIS PER CITY COMMENTS
2	07-09-07	EAS REVIS PER CITY COMMENTS
3	09-26-07	SCM REVIS PER CLIENT COMMENTS

EDISON CROSSING LLC
c/o Ed Holthaus Realty
18102-A Chesterfield Airport Road
Chesterfield, MO 63005-1117

PRELIMINARY PLAN
EDISON CROSSING

PH: 636-632-2171
FAX: 636-532-1960

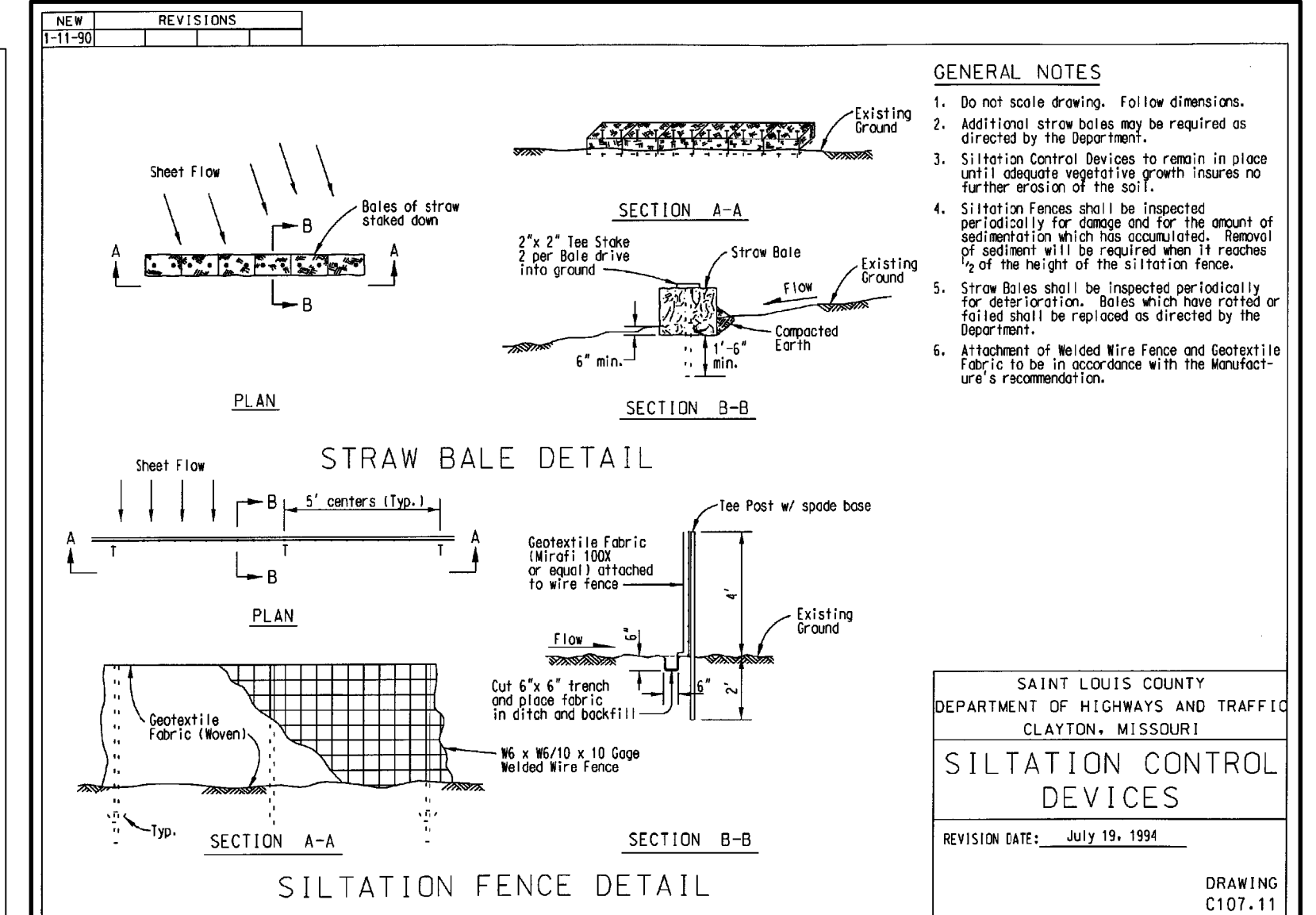
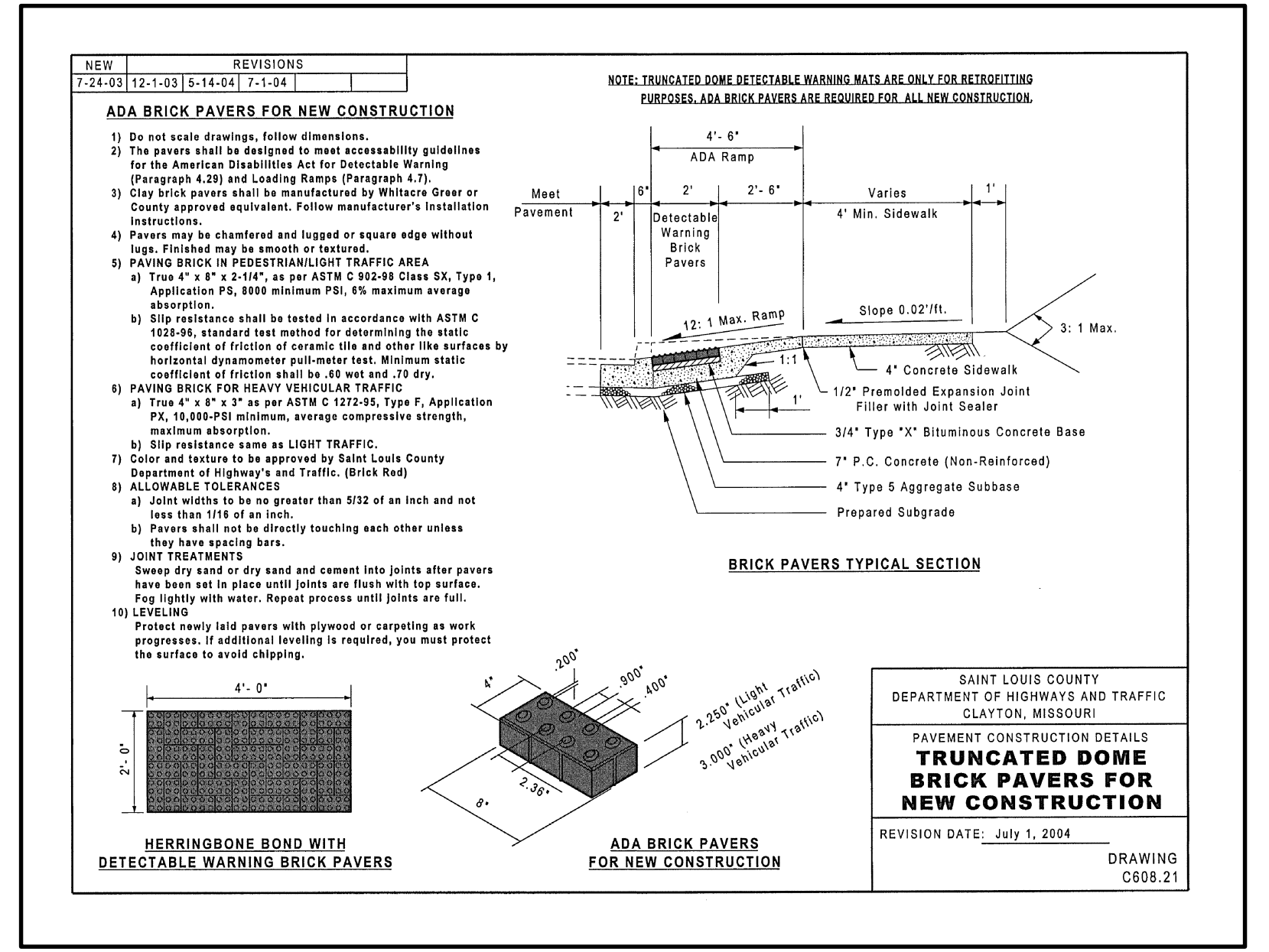
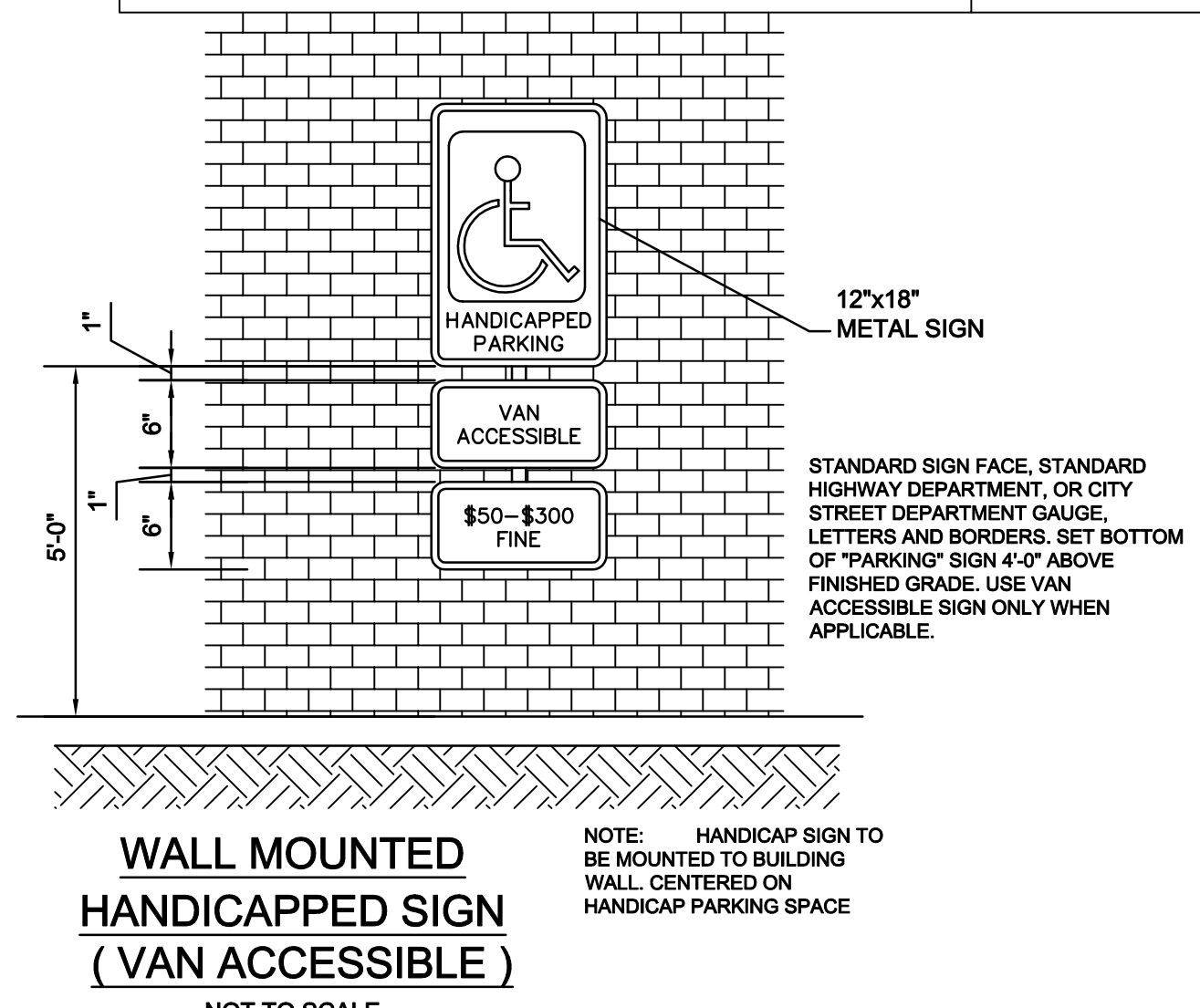
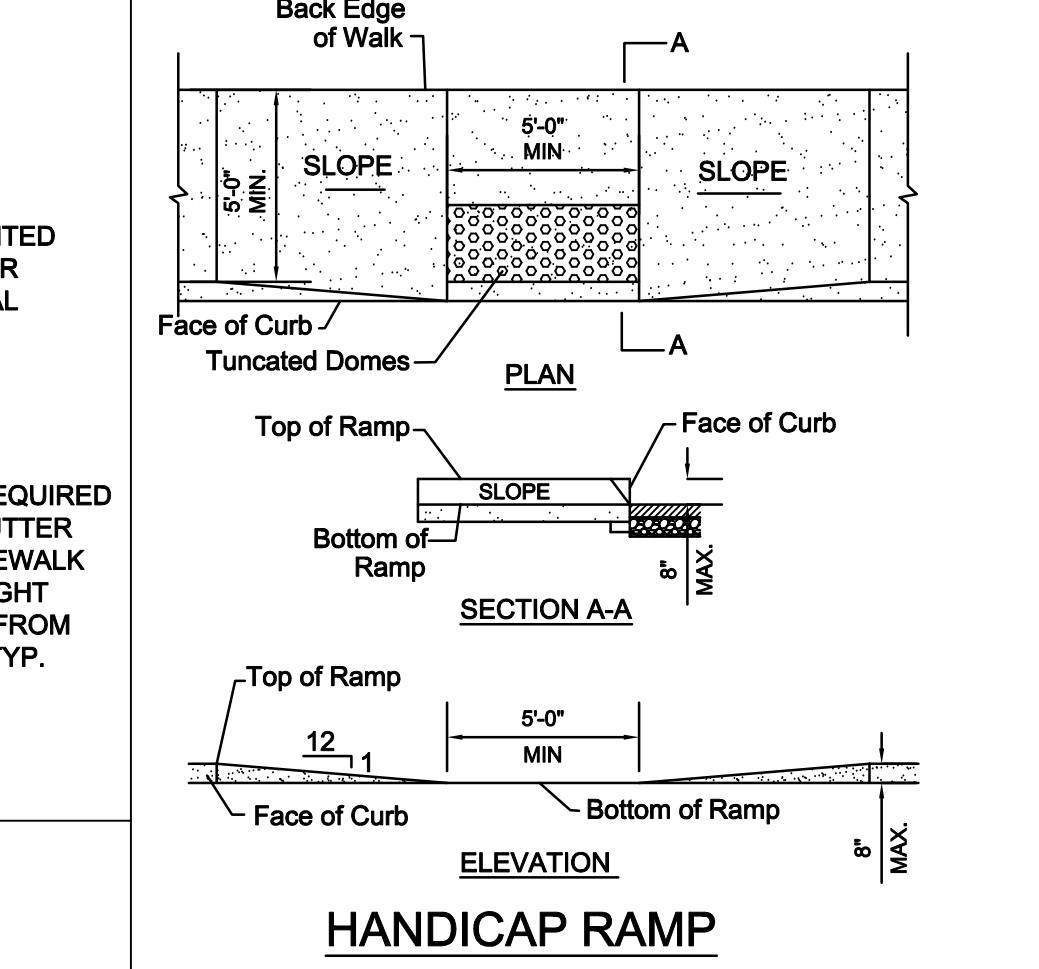
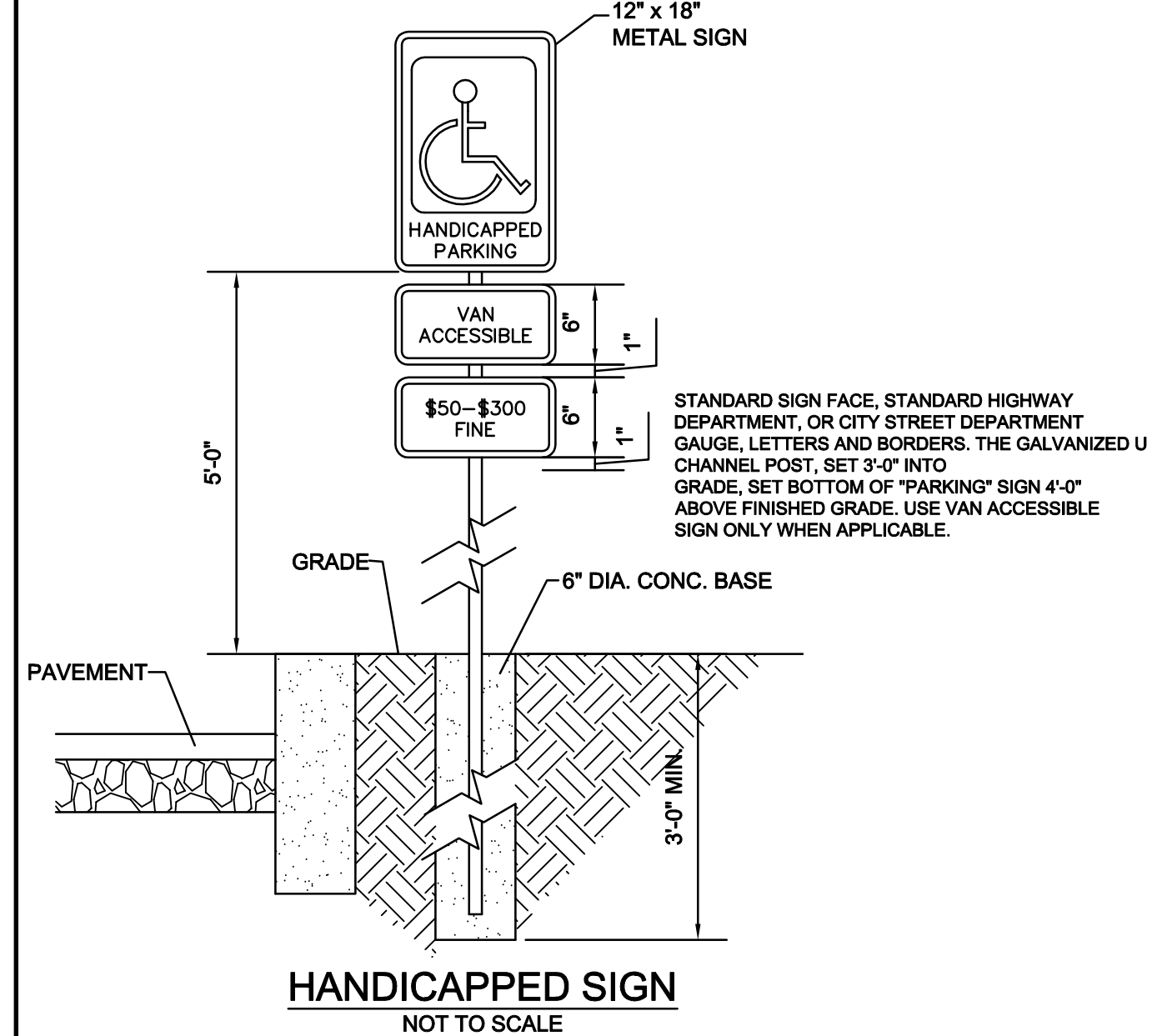
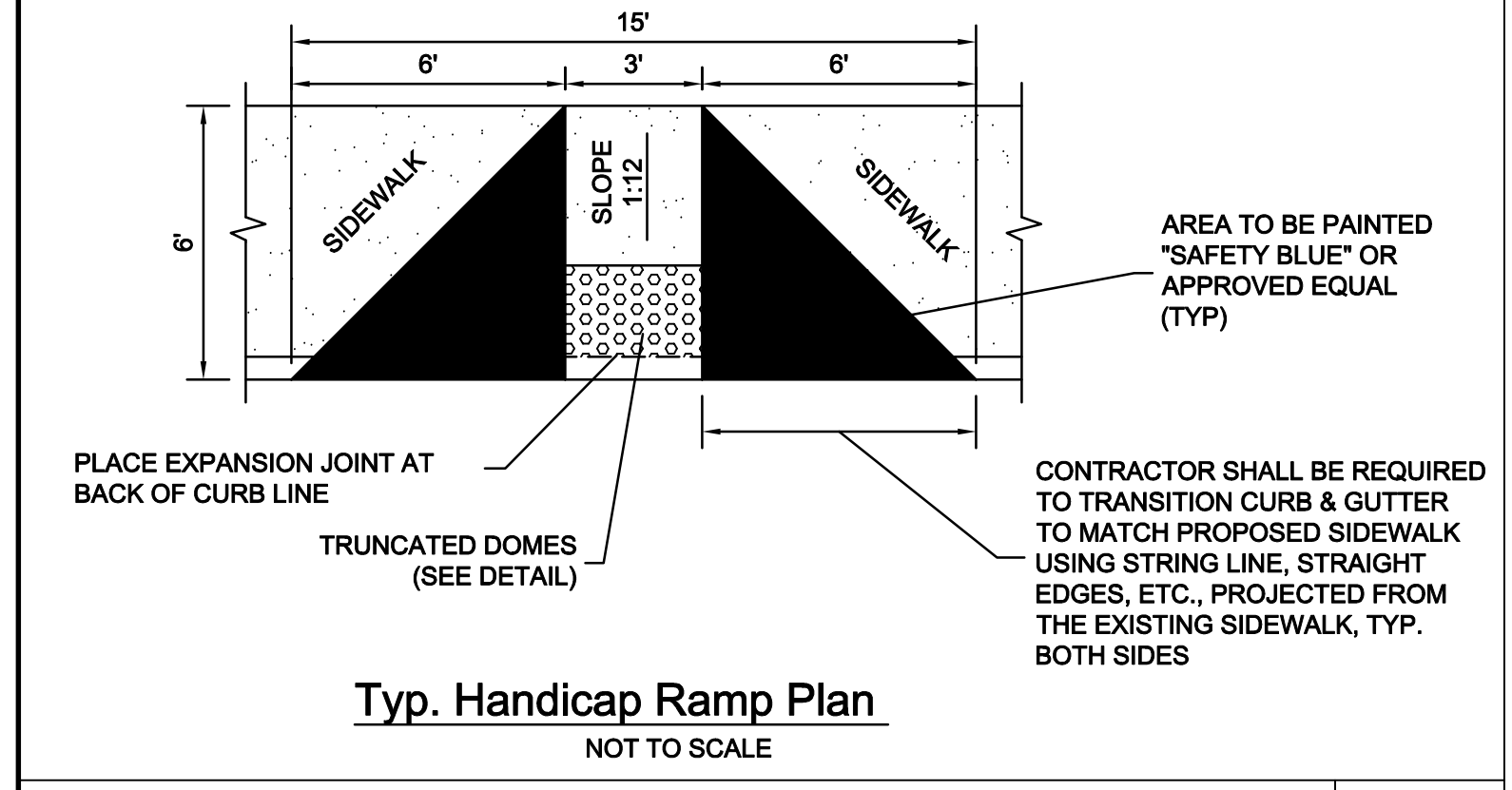
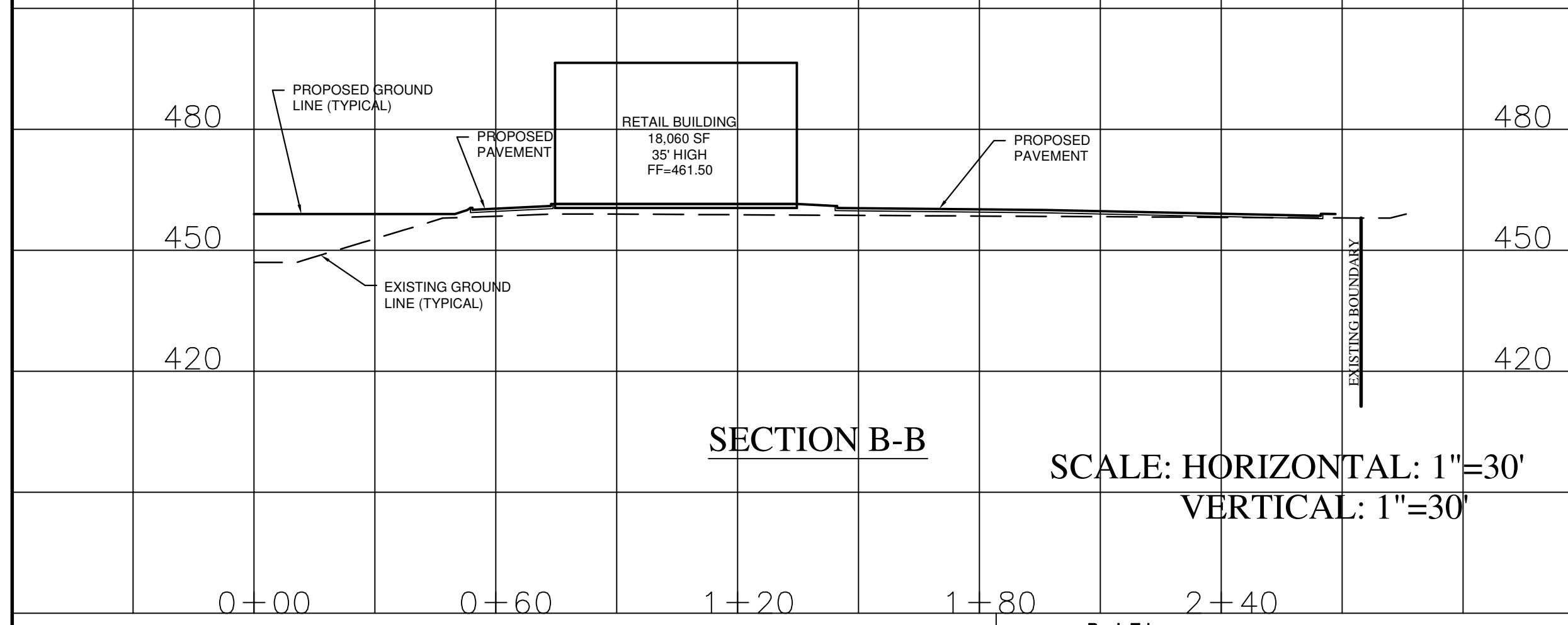
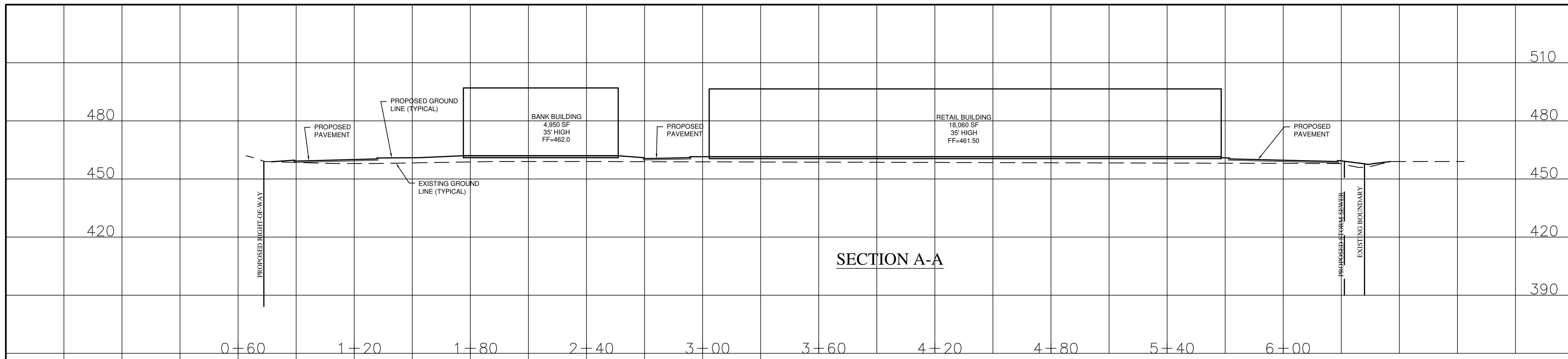
162 Long Road
Chesterfield,
Missouri 63005
FILE: G:\07\0007014\Plan\PRELIM.dwg

Prepared for:

ERIC A. SKELTON
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NUMBER E-2000150069

Designed: SWG
Drawn: SLH
Checked: EAS
Date: 05-31-07

Project Number: 07014
Sheet Number: 2 of 4



the clayton engineering company, inc.
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ST. LOUIS, MISSOURI 63106
(314) 665-5282 FAX: (314) 665-0888
claytoneng.com

NO.	DATE	BY	DESCRIPTION
3	07-17-07	EAS	REVISED PER CITY COMMENTS
2	07-09-07	EAS	REVISED PER CITY COMMENTS
1	F.B. 1288, 1303	F.S.	PLOTTED: 8/22/07 08:39 BY: SIVG

166 Long Road
Chesterfield, Missouri 63005
855.551.8222
PH: 636.532.0171
FAX: 636.532.1920

EDISON CROSSING LLC
c/o Ed Holthaus Realty
18102-A Chesterfield Airport Road
Chesterfield, MO 63005-1117
PRELIMINARY PLAN CROSS SECTIONS
EDISON CROSSING

Prepared for:
SAINT LOUIS COUNTY
DEPARTMENT OF HIGHWAYS AND TRAFFIC
CLAYTON, MISSOURI



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DESIGNED: SWO
DRAWN: SLH
CHECKED: EAS
DATE: 05-31-07
PROJECT NUMBER: 07014
SHEET NUMBER: 3 of 4

